

**SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Elmira

State: NY

PJ's Total HOME Allocation Received: \$5,638,763

PJ's Size Grouping*: C

PJ Since (FY): 1995

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
Program Progress:			PJs in State: <u>28</u>			
% of Funds Committed	<u>92.18</u> %	<u>92.74</u> %	<u>18</u>	<u>92.82</u> %	<u>42</u>	<u>42</u>
% of Funds Disbursed	<u>91.01</u> %	<u>76.92</u> %	<u>5</u>	<u>82.38</u> %	<u>80</u>	<u>82</u>
Leveraging Ratio for Rental Activities	<u>0.22</u>	<u>2.15</u>	<u>23</u>	<u>4.55</u>	<u>6</u>	<u>5</u>
% of Completed Rental Disbursements to All Rental Commitments***	<u>100.00</u> %	<u>72.82</u> %	<u>1</u>	<u>80.69</u> %	<u>100</u>	<u>100</u>
% of Completed CHDO Disbursements to All CHDO Reservations***	<u>90.47</u> %	<u>68.56</u> %	<u>3</u>	<u>67.01</u> %	<u>87</u>	<u>90</u>
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	<u>38.46</u> %	<u>79.28</u> %	<u>27</u>	<u>79.23</u> %	<u>4</u>	<u>4</u>
% of 0-30% AMI Renters to All Renters***	<u>23.08</u> %	<u>48.93</u> %	<u>24</u>	<u>44.47</u> %	<u>17</u>	<u>15</u>
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	<u>38.46</u> %	<u>94.30</u> %	<u>27</u>	<u>93.93</u> %	<u>2</u>	<u>1</u>
Overall Ranking:			In State: <u>27 / 28</u>	Nationally: <u>15</u> / <u>11</u>		
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	<u>\$6,973</u>	<u>\$50,155</u>		<u>\$24,984</u>	<u>13</u> Units	<u>2.80</u> %
Homebuyer Unit	<u>\$11,904</u>	<u>\$14,772</u>		<u>\$14,192</u>	<u>369</u> Units	<u>79.50</u> %
Homeowner-Rehab Unit	<u>\$5,618</u>	<u>\$11,807</u>		<u>\$20,036</u>	<u>82</u> Units	<u>17.70</u> %
TBRA Unit	<u>\$0</u>	<u>\$5,288</u>		<u>\$3,164</u>	<u>0</u> Units	<u>0.00</u> %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Elmira NY

Total Development Costs:
(average reported cost per unit in HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$8,511	\$42,843	\$6,806
State:*	\$100,532	\$90,478	\$15,850
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 0.5 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.86

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	100.0	95.2	85.0	0.0
Black/African American:	0.0	4.0	11.3	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	1.3	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.3	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:	Rental %	Homebuyer %	Homeowner %	TBRA %
Hispanic	0.0	0.6	2.5	0.0

HOUSEHOLD SIZE:	Rental %	Homebuyer %	Homeowner %	TBRA %
1 Person:	40.0	29.1	52.5	0.0
2 Persons:	60.0	27.4	28.8	0.0
3 Persons:	0.0	21.4	10.0	0.0
4 Persons:	0.0	13.1	3.8	0.0
5 Persons:	0.0	6.0	2.5	0.0
6 Persons:	0.0	2.3	1.3	0.0
7 Persons:	0.0	0.9	1.3	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	80.0	42.2	18.8	0.0
Elderly:	0.0	3.4	51.2	0.0
Related/Single Parent:	20.0	30.8	10.0	0.0
Related/Two Parent:	0.0	20.8	16.3	0.0
Other:	0.0	2.6	3.8	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:	Rental %	Homebuyer %
Section 8:	0.0	0.0 [#]
HOME TBRA:	0.0	
Other:	60.0	
No Assistance:	40.0	

of Section 504 Compliant Units / Completed Units Since 2001 18

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM —
 SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Elmira

State: NY

Group Rank: 15
 (Percentile)

State Rank: 27 / 28 PJs

Overall Rank: 11
 (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	90.47	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	38.46	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	38.46	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	1.38	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

